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January 19, 1967

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Edward J. Logue, Development Administrator  
SUBJECT: ZONING REFERRALS

BOARD OF APPEAL REFERRALS

Re: Petition No. Z-717  
Capital Realty Trust  
42 Rexford St., Mattapan

Variances for a parking lot, a forbidden use, and parking in front and side yards are sought in a residential, two family (R-.5) district. The lot faces on a residential street and is in the rear of stores fronting on Blue Hill Avenue, owned by the petitioner. Petitioner wishes to provide parking for customers and employees of same on lot in residential district. The area is one of fine two family homes, two of which abut the proposed use on either side. The use would unquestionably be detrimental to the neighborhood. Denial is recommended.

VOTED: That in connection with Petition No. Z-717, brought by Capital Realty Trust, 42 Rexford Street, Mattapan, for a forbidden use and three yard variances, to allow a parking lot in a residential, two family district, the Boston Redevelopment Authority is opposed to the granting of the variances. This is an unreasonable use of land and an obnoxious infringement on a two family district. No evidence of hardship has been submitted.

Re: Petition No. Z-718  
James M. Salah  
1525-1531 V.F.W. Parkway, West Rox.

A conditional use is sought in a general business (B-1) district to change occupancy from car wash to car wash and service station. The service would be in conjunction with the new Johnson Wax Way car wash. Driveways and other facilities pertinent to the operation are provided. The use will not cause any increase or congestion of traffic. Recommend approval.

VOTED: That in connection with Petition No. Z-718 brought by James M. Salah, 1525-1531 V.F.W. Parkway, West Roxbury, for a conditional use to change occupancy to car wash and gasoline service station in a general business district, the Boston Redevelopment Authority has no objection to the granting of the petition. Adequate and appropriate facilities are provided for the proper operation of the use.

Re: Petition No. Z-719  
Thomas Brower, M. D.  
166 Columbia Road, Dorchester

Appellant proposes to change occupancy from a one family and doctor's office to one family and day care center, a conditional use in an apartment (H-2) district. Appellant states the center will be more beneficial to the neighborhood and a demand for this type of operation exists therein. Approval is recommended.

VOTED: That in connection with Petition No. Z-719, brought by Thomas Brower, M.D., 166 Columbia Road, Dorchester, for a conditional use to change occupancy to a one family and day care center in an apartment district, the Boston Redevelopment Authority has no objection to the granting of the petition. The use complies with the dimensional requirements of the code and will also provide a beneficial service to the area.

Re: Petition No. Z-720  
Stuart S. Albert  
294 Bennington St., E. Boston

Excessive floor area ratio and off street parking variances are sought to add a second story to existing hardware store in a general business (B-1) district. The extension will be used for storage. Actually as it figures out this is an off street parking violation and the addition of a second floor for storage is not inharmonious with the neighborhood.



VOTED: That in connection with Petition No. Z-720 brought by Stuart S. Albert, 294 Bennington Street, East Boston, for two variances to add a second story to existing store in a general business district, the Boston Redevelopment Authority favors the addition of a second story as not being inharmonious with the neighborhood and finds that there is actually no off-street parking violation.

Re: Petition No. Z-721  
Marie A. DeAcetis &  
Anna J. Federico  
472 East First St., So. Boston

A conditional use and variance of rear yard less than required are sought to erect a one story extension to an auto repair shop garage in a waterfront (W-2) district. This site to all intents and purposes is in a manufacturing district and is opposite a manufacturing zone. No purpose would be served in requiring a 12 foot rear yard where the main building is now built to the lot line.

VOTED: That in connection with Petition No. Z-721 brought by Marie A. DeAcetis & Anna J. Federico, 472 East First Street, South Boston, for a conditional use and variance of rear yard less than required to erect a one story extension to an auto repair shop garage in a waterfront district, the Boston Redevelopment Authority recommends approval since the site is in the midst of manufacturing uses and it is felt that there would be no advantage in requiring a 12 foot rear yard where the main building is now built to the lot line.

Re: Petition No. Z-722  
Mary L. Buckley  
35 Chestnut St., Charlestown

Appellant seeks to park cars for a fee, a forbidden use in an apartment (H-1) district. This site, in the Charlestown Project Area, is assigned to conservation and rehabilitation. It should not therefore, be used for a business use which is even a conditional use in a local business district. Recommend denial.

VOTED: That in connection with Petition No. Z-722, brought by Mary L. Buckley, 35 Chestnut St., Charlestown, for a forbidden use to park cars for a fee in an apartment district, the Boston Redevelopment Authority is opposed to the petition because it is in an area in the Charlestown Urban Renewal Plan which has been placed in a residential conservation and rehabilitation category. A use which is conditional in a local business zone certainly has no place in a residential zone.